

PROPERTY LOCATION

No	Alt No	Direction/Street/City
10		DANIELS ST-LEX, ARLINGTON

OWNERSHIP

OWNERSHIP		Unit #:
Owner 1:	AGGOURAS GEORGE/KAREN	
Owner 2:		
Owner 3:		
Street 1:	10 DANIELS ST	
Street 2:		
Twn/City:	LEXINGTON	
St/Prov:	MA	Cntry:
Postal:	02421	Own Occ: Y
		Type:

PREVIOUS OWNER

Owner 1:	KUCCHAR JAMES K -		
Owner 2:	KUCCHAR ALEXANDRA -		
Street 1:	10 DANIELS ST		
Twn/City:	LEXINGTON		
St/Prov:	MA	Cntry	
Postal:	02421		

NARRATIVE DESCRIPTION

This parcel contains .13 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1938, having primarily Wood Shingle Exterior and 3412 Square Feet, with 1 Unit, 1 Bath, 2 3/4 Baths, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	2	Above Stree
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5663		Sq. Ft.	Site		0	70.	0.68	8			Other	-35					268,401						268,400	

Total AC/HA: 0.13000	Total SF/SM: 5663	Parcel LUC: 101	One Family	Prime NB Desc	ARLINGTON		Total: 268,401	Spl Credit		Total: 268,400
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Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5663.000	350,700	400	268,400	619,500
Total Card	0.130	350,700	400	268,400	619,500
Total Parcel	0.130	350,700	400	268,400	619,500
Source: Market Adj Cost		Total Value per SQ unit /Card:		181.57	/Parcel: 181.57

Legal Description		User Acct
		119632
		GIS Ref
		GIS Ref
Entered Lot Size		
Total Land:		Insp Date
Land Unit Type:		12/22/08

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	350,700	400	5,663.	268,400	619,500		Year end	12/23/2021
2021	101	FV	340,500	400	5,663.	268,400	609,300		Year End Roll	12/10/2020
2020	101	FV	340,500	400	5,663.	268,400	609,300	609,300	Year End Roll	12/18/2019
2019	101	FV	251,300	400	5,663.	268,400	520,100	520,100	Year End Roll	1/3/2019
2018	101	FV	251,300	400	5,663.	237,700	489,400	489,400	Year End Roll	12/20/2017
2017	101	FV	251,300	400	5,663.	199,400	451,100	451,100	Year End Roll	1/3/2017
2016	101	FV	251,300	400	5,663.	199,400	451,100	451,100	Year End	1/4/2016
2015	101	FV	237,700	400	5,663.	172,500	410,600	410,600	Year End Roll	12/11/2014

SALES INFORMATION

[illegible]

TAX DISTRICT

PAT ACCT.

BUILDING PERMITS

[illegible]

ACTIVITY INFORMATION

Date	Result	By	Name
12/22/2008	Meas/Inspect	372	PATRIOT
7/29/2008	Permit Visit	BR	B Rossignol
3/11/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/5/2000	Measured	276	PATRIOT
7/14/1993		KT	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__



Patriot
Properties Inc.

USER DEFINED

Prior Id # 1:	119632
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

